



**CULTURAL RESOURCES OFFICE**  
**PRESERVATION BOARD**  
**REGULAR MEETING**  
**MONDAY, OCTOBER 23, 2023 — 4:00 P.M.**  
**1520 MARKET ST, SUITE 2000, ST. LOUIS, MO 63103**  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)

The Preservation Board meeting will be held both **in person and virtually**. Members of the public may participate via Zoom. However, if you choose to participate virtually, please note that we cannot guarantee the reliability of that system. Therefore, those wishing to be assured the opportunity to speak before the Board may prefer to attend the meeting in person. It will be held in a large room, with masks available, and every effort made to practice social distancing.

The meeting will be virtually accessible through this Zoom link:  
<https://stlouis-mo-gov.zoom.us/j/81784056814?pwd=bDFaaXdIOGIaIN4dWRKVC85QnR2Zz09>  
 Meeting ID: 817 8405 6814 Passcode: 648641

**OLD BUSINESS**

Approval of September 25, 2023 Preservation Board minutes.

<b>NEW APPLICATION:</b>	<b>JURISDICTION:</b>	<b>PROJECT:</b>	<b>PAGE:</b>
A. 1 Government Drive .....	City Park .....	St. Louis Zoo herpetarium, ..... solarium, HVAC upgrades	1
<b>APPEALS OF DIRECTOR'S DENIALS:</b>	<b>JURISDICTION:</b>	<b>PROJECT:</b>	<b>PAGE:</b>
B. 1911 California Avenue.....	Fox Park HD.....	Appeal of Director's Denial to ..... construct 3-tier retaining wall	6
C. 6182 Westminster Place .....	Skinker-DeBaliviere HD .....	Appeal of Director's Denial to ..... replace front porch handrail	12
D. 1308 N. 7 <sup>th</sup> Street.....	National Register District; ..... Preservation Review District	Appeal of Director's Denial to ..... demolish 5-story building	21
E. 504 N. Newstead Avenue.....	Central West End HD .....	Appeal of Director's Denial to ..... construct 6' concrete block, metal wire fence	32
F. 2719 Missouri Avenue.....	Benton Park HD .....	Appeal of Director's Denial to ..... construct horizontal privacy fence	37
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CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**A.**

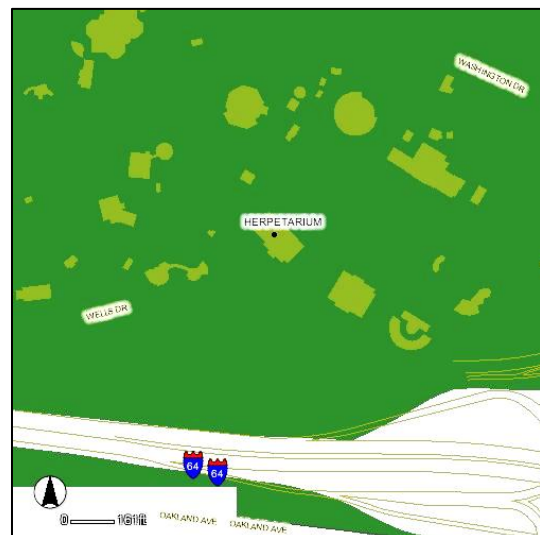
ADDRESS: 1 Government Drive – St. Louis Zoo (Herpetarium)  
ITEM: New Application to repair rear solarium, install new interior habitat and HVAC upgrades  
JURISDICTION: City Park  
NEIGHBORHOOD: Forest Park  
WARD: 10  
OWNER: City of St. Louis Forest Park/David McGuire  
APPLICANT: Insite Consulting Architects/Steven Par-Pohl  
STAFF: Bob Bettis



**1 GOVERNMENT DRIVE - HERPETARIUM**

**RECOMMENDATION:**

That the Preservation Board approve the application to repair the existing solarium, install a new interior animal habitat and upgrade the HVAC system at the Herpetarium.



## **THE PROJECT:**

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1 Government Drive is located within the St. Louis Zoo and Forest Park where Cultural Resources Office/Preservation Board has jurisdiction over alterations to buildings and sites. The proposed project calls for repairs to the herpetarium solarium and interior habitat, as well as HVAC upgrades. The proposed work is focused at the rear and interior of the building and is minimally visible.

## **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #64689 as amended by Ordinance #664925, Enabling Ordinance:

### **Chapter 24.24 PUBLIC STRUCTURES, MONUMENTS AND FIXTURES**

#### **24.24.010 Recommendations of Preservation Board regarding public structures and monuments.**

With the prior written approval of the Planning Commission, the Preservation Board shall make recommendations to the Board of Aldermen and to the Board of Public Service regarding the location, design, and decoration of any public building, bridge, fountain, arch, lamppost, stained glass, tablet, statue, gateway, fence, monument or memorial of any kind of a permanent character and location. No such public structure or monument shall be erected or installed in any public place, or removed, relocated, or altered in any way until the plans therefor have been submitted to the Preservation Board and the recommendations of the Preservation Board, or a majority thereof, have been made to the property authority. Such recommendations must be made within a period of 45 days from submission to the Preservation Board. Failure to make recommendations within that period shall make the decision of the Preservation Board unnecessary.

#### **24.24.020 Exterior design review of structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.**

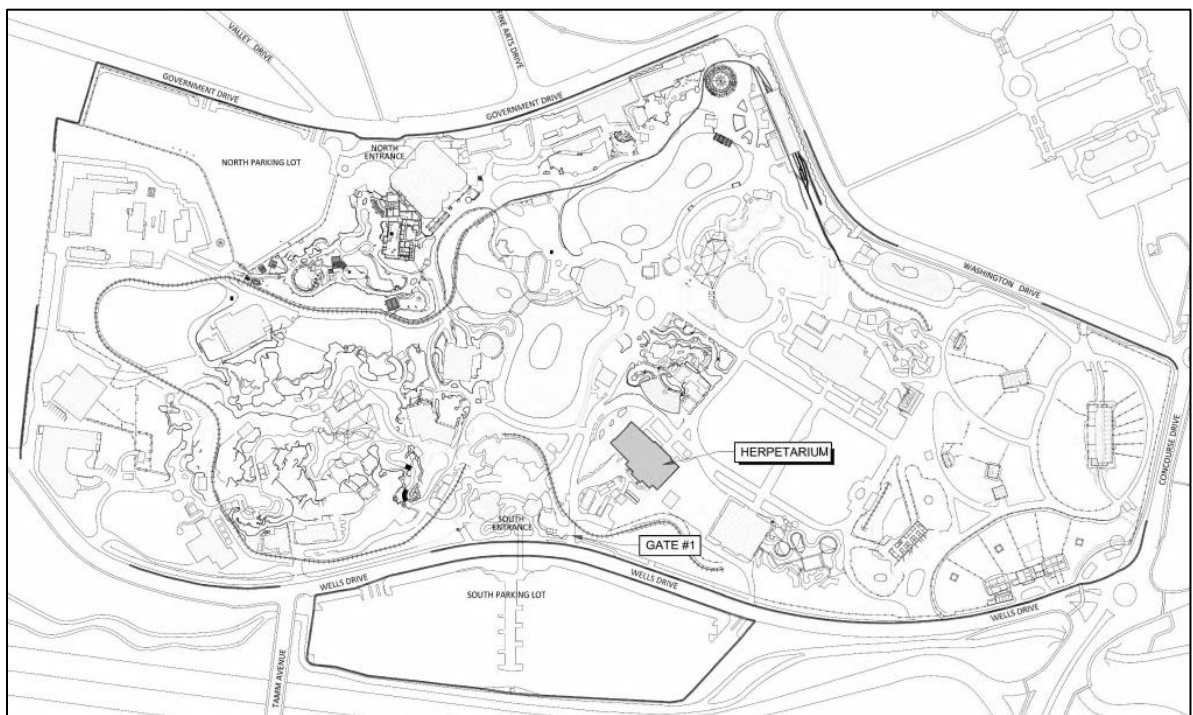
No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City from general revenue funds of the City shall be begun unless the exterior design thereof shall have been submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefor. The approval of the Preservation Board shall be required in respect to all fixtures or structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this title. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section 24.24.010 of this chapter shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.

## **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the proposed work has led to these preliminary findings:

- 1 Government Drive is located in within the St. Louis Zoo and in Forest Park in the City of St. Louis.
- The proposal calls for re-glazing the rear solarium and repair of existing metal work, HVAC upgrades, and the installation of a new interior habitat.
- The area of exterior work is at the rear of the building and is not accessible to the public; and would be minimally from Wells Drive during fall and winter months.

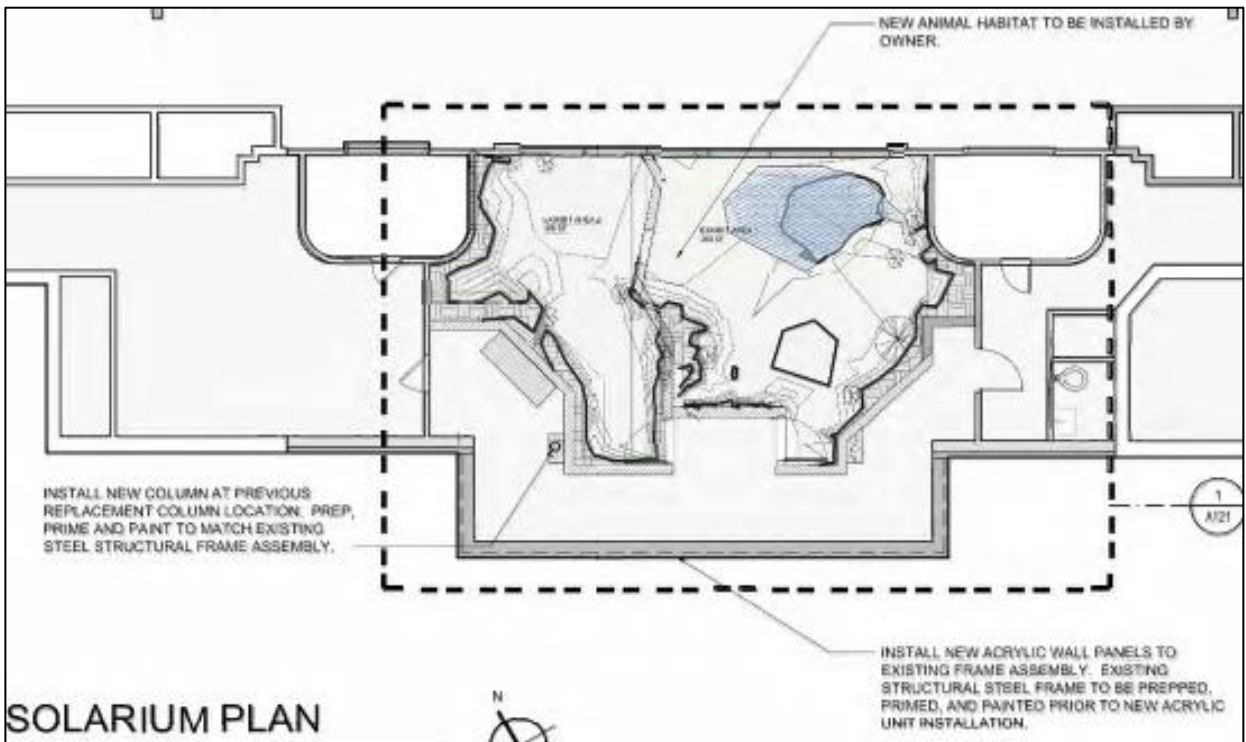
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the application to repair the rear solarium, upgrade the HVAC systems and new interior animal habitat at the Herpetarium.



**PROJECT LOCATION MAP**

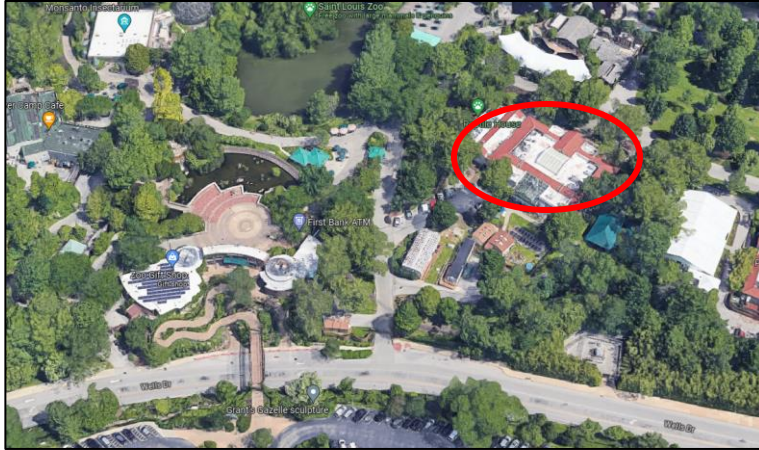


**PROPOSED EXTERIOR WORK – NEW GLAZING IN EXISTING METAL FRAME ON REAR SOLARIUM.**

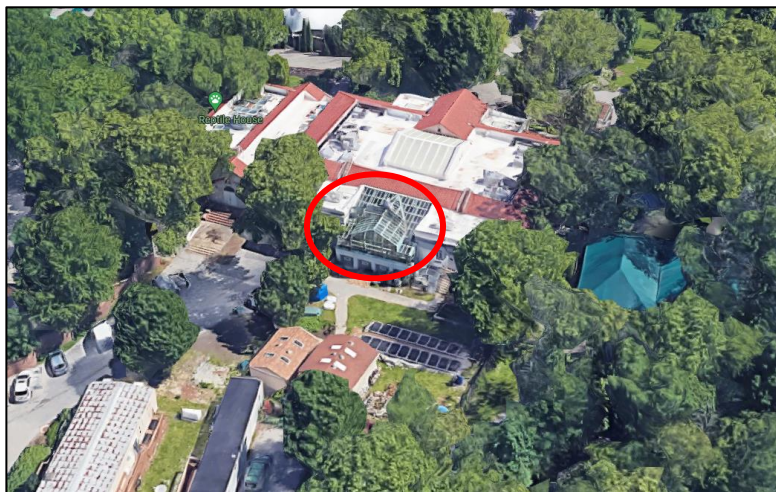


**NEW INTERIOR HABITAT INSTALLATION**





**BIRD'S-EYE VIEW – HERPETARIUM NOTED**



**BIRD'S-EYE VIEW – AREA OF WORK NOTED (IN REAR)**



**EXISTING SOLARIUM CONDITION – IN REAR**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**B.**

---

DATE: October 23, 2023  
ADDRESS: 1911 California Avenue  
ITEM: Appeal of Director's Denial to retain a 3-tiered red concrete block retaining wall installed without a permit  
JURISDICTION: Fox Park Local Historic District  
NEIGHBORHOOD: Fox Park  
WARD: 7  
OWNER/APPLICANT: Linda Allen  
STAFF: Bob Bettis



**1911 CALIFORNIA AVENUE**



**STAFF RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of the application, as the installed retaining walls do not comply with the Fox Park Historic District standards.

## THE PROJECT:

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1911 California Ave. is a 2-story, single-family house located within the boundary of the Fox Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over retaining walls. This request is to retain a three-tiered concrete block retaining wall installed in the front yard without a permit. The Cultural Resources Office received a Citizens Service Bureau complaint regarding the installation of walls at the property in July of 2023. After inspection and background research, it was determined that the walls were non-compliant, and the owner was sent a violation letter. After discussing with the owner various options to achieve compliance, she applied for a permit for the existing work. The application was denied and has been appealed, and the matter is being brought before the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #66098, the Fox Park Historic District:

### FOX PARK HISTORIC DISTRICT CONSTRUCTION AND RESTORATION STANDARDS

#### 101 Definitions

##### 101.14 Model Example

*Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.*

A building or element(s) of a single building type or style constructed prior to 1929 and existing or once existing within:

the Fox Park Historic District; or

The City of St. Louis, provided it is of a form and architectural style currently or once found within the Fox Park Historic District; and

Offered to prove that:

A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or

A design proposed for constructing a new building will result in a building compatible with its architectural environment; and

Of a comparable form, architectural style and use as:

The building to receive the constructed or reconstructed element; or

The building to be constructed.

##### 101.17 Public, Semi-Public, and Private Facades

*Comment: The definition of Facades is the same for existing buildings and new construction.*

##### Public Facades

The following architectural elevation(s) of a building: A Facade which faces a public street

##### 101.20 Retaining Wall



A structure of masonry, reinforced concrete and masonry or wood which holds back soil.

#### ARTICLE 4: SITE

##### 401 Slope/Grade

The historic slope of a yard shall not be altered at the Public Facade unless it has at some time been altered and is to be restored to its original configuration.

**Does not comply. The slope of this particular yard appears to have been previously unaltered. Although some yards on the block may have been modified historically and in years prior to the area being designated a Local Historic District, this yard appears to have retained its original configuration.**

##### 402.1 Retaining Walls on Public Facades

New and reconstructed retaining walls shall be based on a Model Example.

*Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.*

The following types of retaining walls are prohibited on Public Facades:

- A. Railroad ties;
- B. Landscape timbers;
- C. Concrete block of any type;
- D. Exposed cast-in-place or precast concrete;

**Does not comply. The new three-tiered wall is constructed of red concrete block and its overall design is not based on a Model Example. In this block of California Avenue, there are several historic low poured concrete retaining walls that could have served as a Model Example. However, these walls have only a single tier and therefore a very different appearance.**

#### PRELIMINARY FINDINGS & CONCLUSION:

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The Cultural Resources Office's consideration of the criteria for retaining walls in the Fox Park Local Historic District Standards led to these preliminary findings:

- 1911 California Ave. is located in the Fox Park Local Historic District.
- The new 3-tiered concrete block retaining wall was installed without a permit.
- The new 3-tiered wall is constructed of concrete block, which is not allowed per the Fox Park Local Historic District Standards.
- The slope of the front yard had not been altered prior to the wall construction.
- The Fox Park Neighborhood Association has not formally comment on the proposal.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application as the retaining wall does not comply with the Fox Park Historic District standards.



**1911 CALIFORNIA AVE. – CURRENT CONDITION**



**1911 CALIFORNIA AVE. – PREVIOUS CONDITION**





CONTEXT LOOKING SOUTH ON CALIFORNIA



CONTEXT LOOKING NORTH ON CALIFORNIA





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**C.**

---

DATE: October, 2023  
ADDRESS: 6182 Westminster Place  
ITEM: Appeal of a Director's Denial to install metal handrails on a wood porch and in front yard  
JURISDICTION: Skinker DeBaliviere/Catlin Tract/Parkview Local Historic District  
NEIGHBORHOOD: Skinker DeBaliviere  
WARD: 10  
OWNER: Carol & Kenneth Lloyd  
APPLICANT: Geatley Gates and Fabrication; Steven Geatley  
STAFF: Bob Bettis



**6182 WESTMINSTER PLACE**

**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of the permit to install metal handrails as the proposal does not comply with the Skinker-DeBaliviere Historic District Standards.





## THE PROJECT:

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6182 Westminster Place is a 2-story single family house located within the boundaries of the Skinker-DeBaliviere/Catlin Tract/Parkview Local Historic District, where the Cultural Resources Office/Preservation Board has jurisdiction over the alterations to front porches and handrails. The proposal is to install prefabricated metal handrails on the front porch and in the front steps of 6182 Westminster Place. In July, the area building inspector stopped the installation of metal handrails on the front porch of the subject property, as the work required both a building permit and review by the Cultural Resources Office. At the advice of the inspector, the prior wood handrail system was reinstalled and the contractor applied for a building permit for the work. Upon receipt of the application, Cultural Resources Office staff contacted both the contractor and the homeowner and explained that per the Skinker-DeBaliviere Standards, the mixing of metal and wood elements on the porch did not comply and would require that the Preservation Board grant an exception. The owner decided to pursue the proposed handrail project as originally intended so the application was denied. The owner has now appealed the issue to the Preservation Board for consideration.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #57688, the Skinker-DeBaliviere/Catlin Tract/Parkview Historic District Rehabilitation and New Construction Standards:

### Existing Buildings

#### 1. General:

- a. All Standards herein apply to visible facades only.
- b. Remodeling a building to have Character-defining attributes of other buildings in the district that are inconsistent with the building's date of construction, architectural style, scale, proportions or material shall not be approved.

**Does not comply. The proposal to mix metal handrails with a wood porch is not consistent with the architectural character of the district.**

#### 5. Porches, Entrances and Doors

##### b. General

- ii. No historic Porch, Stoop, Terrace or similar exterior element attached to a Visible portion of a building shall be remodeled in size, design or materials. Such elements on street-facing facades shall not be enclosed.

**Does not comply. The existing porch railing would be remodeled in size, design and materials that are inconsistent with the architectural character of the building and wood porch.**

- iv. Wood components of a historic Porch, Stoop, Terrace or similar exterior element or structure attached to a Visible portion of a building shall be replaced with wood or a material that can be painted to appear as wood; existing and replacement wood components of such elements shall be painted.

**Does not comply. The proposed replacement handrails on the wood porch and on the premise steps would be metal and, even if painted, would not resemble the original, or any historic example.**

- vi. Unless the historic condition is otherwise, handrails shall be metal at masonry porches and steps; wood handrails shall be used on wood porches and steps.

**Does not comply. The proposal would replace wood handrails with metal.**

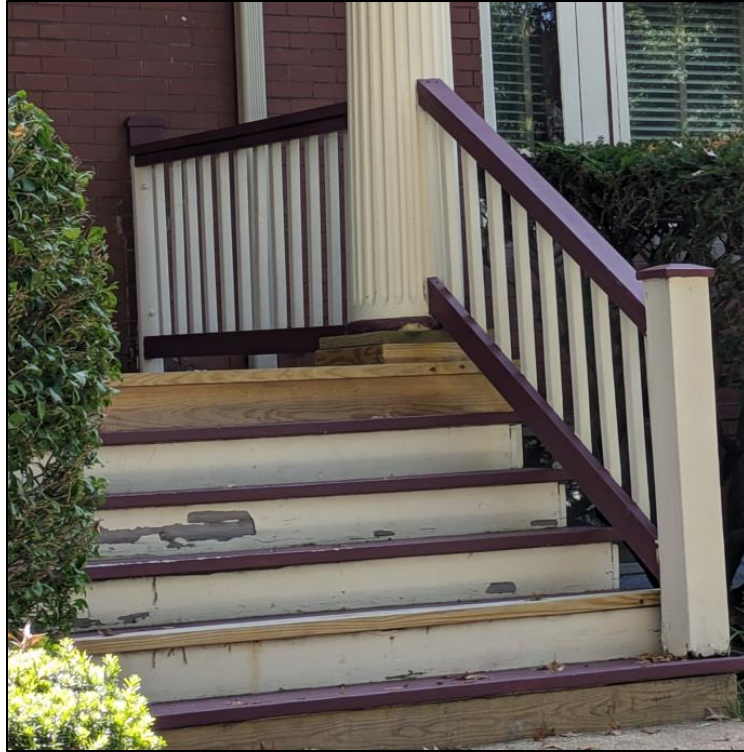
#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Skinker DeBaliviere/Catlin Tract/Parkview Local Historic District standards for porches and handrails led to these preliminary findings.

- 6182 Westminster Pl. is located in the Skinker DeBaliviere/Catlin Tract/Parkview Local Historic District.
- The project was started without permits and was stopped by the local building inspector.
- The installation of metal handrails on a wood porch is not allowed per the Skinker DeBaliviere/Catlin Tract/Parkview Local Historic District Standards.
- The new handrails are not historic in appearance and do not resemble the original.
- Both the Alderwoman and the Skinker-DeBaliviere Historic District Review Committee are in support of the applicant's request to install the metal handrails as submitted.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the permit as the proposed metal handrails are not compliant with the Skinker DeBaliviere/Catlin Tract/Parkview Local Historic District Standards.



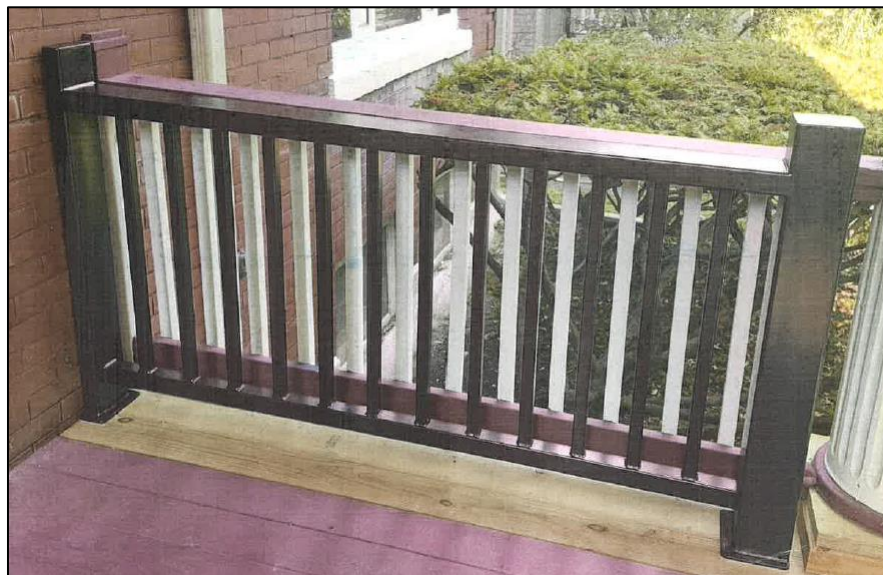
**CURRENT CONDITION**



**CURRENT CONDITION**

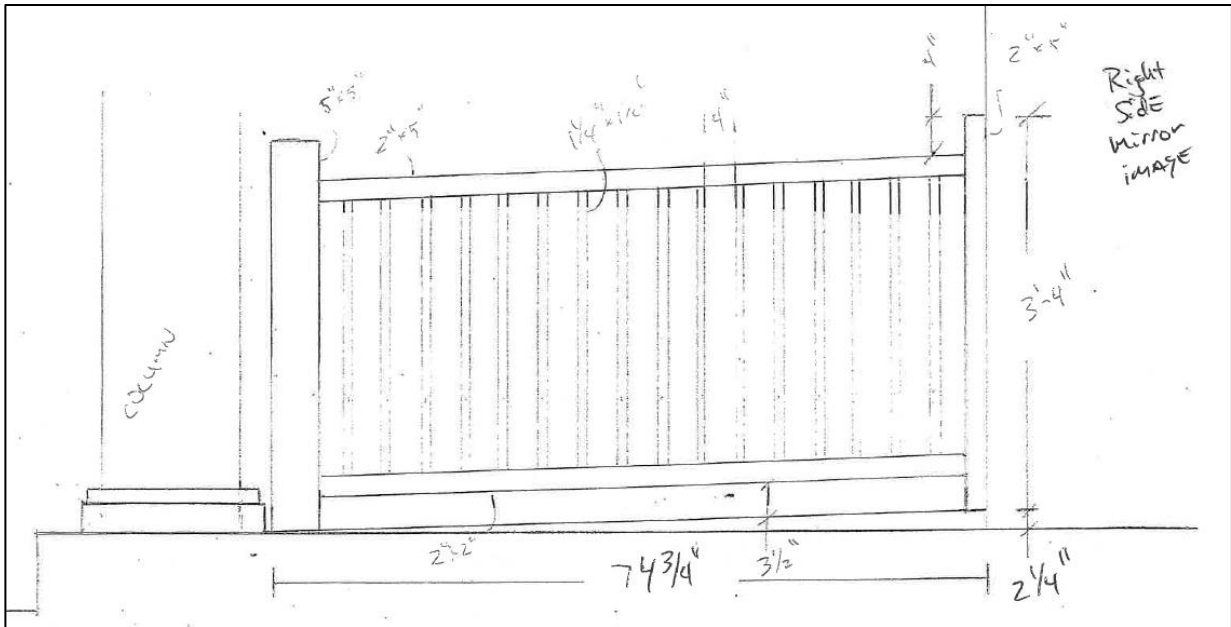


**GHOST LINE OF ORIGINAL HANDRAIL**

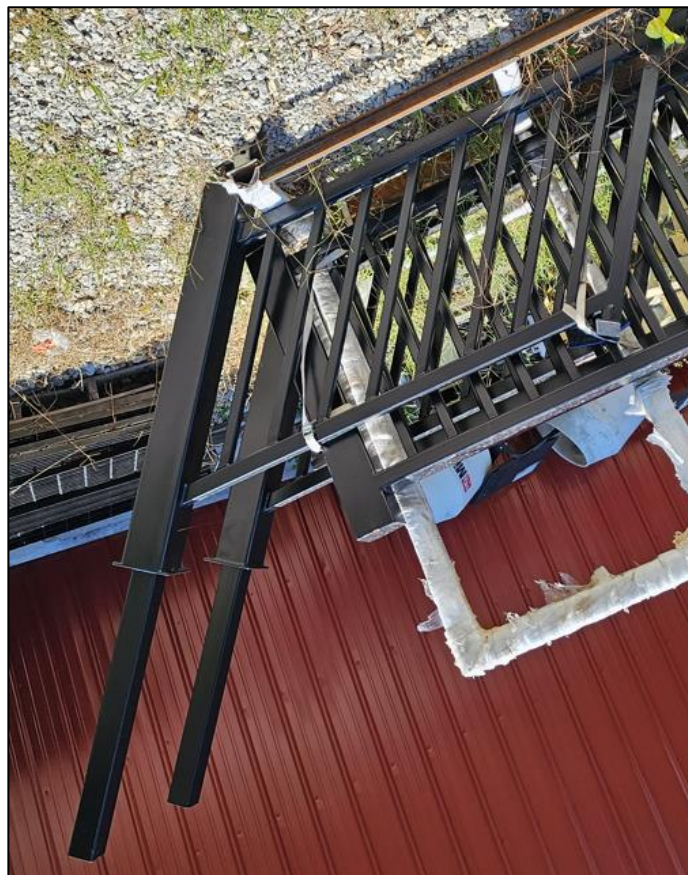


**PROPOSED PORCH RAILING**





**PROPOSED RAILING DETAIL**



**PROPOSED STAIR RAILING**









**CURRENT CONDITION AT TERRACE**



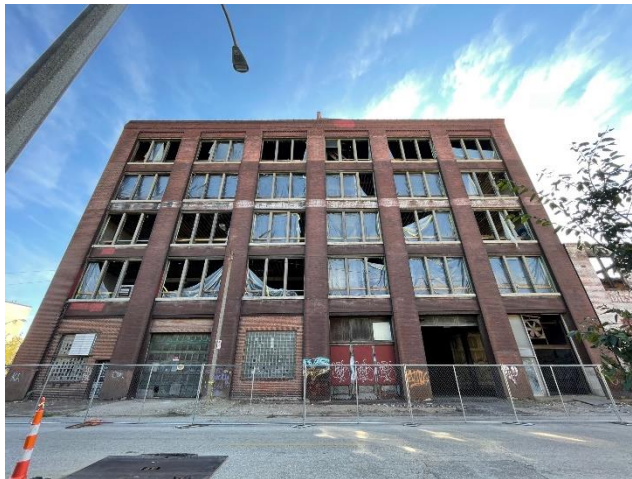


CITY OF ST. LOUIS  
**PLANNING & URBAN  
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CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**D.**

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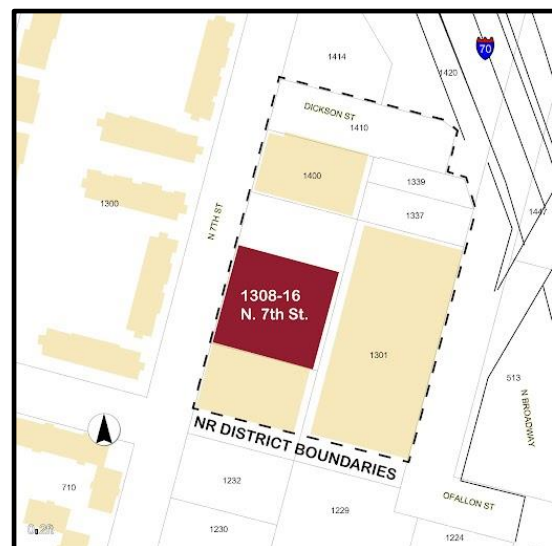
DATE: October 23, 2023  
ADDRESS: 1308 N. 7<sup>th</sup> Street  
ITEM: Appeal of Director's Denial to demolish a 5-story brick warehouse  
JURISDICTION: Sligo Iron Store Company Buildings National Register District; Preservation Review District  
NEIGHBORHOOD: Columbus Square  
WARD: 14  
OWNER/APPLICANT: Northside Regeneration LLC  
STAFF: Meg Lousteau



1308 N. 7<sup>TH</sup> STREET

**RECOMMENDATION:**

That the Preservation Board uphold the denial of the application to demolish a 5-story brick warehouse as it does not meet the criteria for demolition under the Preservation Review District ordinance.



## THE PROJECT:

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1308 N. 7<sup>th</sup> is located in the Sligo Iron Store Company Buildings National Register District and a Preservation Review District where the Cultural Resources Office/Preservation Board has jurisdiction over demolition applications. The building is a High Merit structure per the definition in Ordinance #64689 and represents a major component of the Sligo complex and the industrial history of St. Louis.

According to the assessor's office, the current owner acquired the building in 2012; the owner now wishes to demolish it. There have been no permits applied for or issued since the purchase date. There are no plans for construction on the site, which would remain vacant.

The Cultural Resources Office denied the demolition application as the building was determined to be a High Merit building in Sound condition and the proposed subsequent development would be a vacant lot. The owner has appealed the denial and the matter is now before the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #64832, Preservation Review Areas:

### **SECTION FIVE. Demolition permit - Board decision.**

#### **A. Redevelopment Plans.**

Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

#### **B. Architectural Quality.**

A structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**As a contributing resource to an individual National Register designation, 1308 N. 7<sup>th</sup> is a High Merit building under the definition of the ordinance. The second major structure in the complex, it was constructed in 1911 as warehouse space for Sligo's iron and milling supplies. The building follows the tradition of industrial architecture at the turn of the 20<sup>th</sup> century, monumental in scale yet modestly detailed. The 5-story flat-roofed building is of dark red brick with a shallow rough-faced stone foundation. The primary 7<sup>th</sup> Street façade is divided into six inset bays by multi-story brick piers. At each story, the building presents tripartite window openings with limestone sills and plain brick spandrels. The windows of the upper story are topped with a shallow spandrel marked by dentils of molded brick. The building terminates in a frieze of dogtooth brickwork below a corbeled brick parapet capped with ceramic tiles. Some alterations have been made to the**



**openings of the first story, and the original multi-light windows have been lost. These changes however, do not affect the ability of the property to convey its historic character and use, and therefore it retains its significance as a contributing resource to the National Register District.**

C. Condition

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**The building is Sound under the definition of the Ordinance.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The building is one of three remaining that comprise the Sligo Iron Store Co. Buildings National Register site, which is bounded by O'Fallon Street, N. 7<sup>th</sup> Street, Dickson Street, and N. 6<sup>th</sup> Street. There is a 1 and 2 story blond brick mid-century office and warehouse to the north at 1400 N. 7<sup>th</sup>, and to the east at 1301 N. 6<sup>th</sup>, a 5-story red brick warehouse with a 2-story portion at its northern edge. All are vacant. There are also two vacant lots at 1337 N. 6<sup>th</sup> Street and 1339 N. 6<sup>th</sup> Street.**

**The site is across N 7<sup>th</sup> Street from Cambridge Heights, a large apartment complex completed in 2007, and three blocks north of the America's Center Convention Complex. Between those buildings and the subject site sit one building and numerous vacant lots.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The building has suffered a partial roof failure at the northeast corner that has caused some interior damage to the floor of the fifth story and ceiling of the fourth. That said, the building is in remarkably sturdy condition, and appears to be a candidate for reuse as a warehouse, or adaptive reuse as office, residential, or mixed-use development.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or

reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**No information on economic hardship has been presented to the Cultural Resources Office.**

F. Proposed Subsequent Construction.

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....
3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
4. The proposed use complies with current zoning requirements;
5. The proposed new construction would commence within twelve (12) months from the application date.

**There is no proposed subsequent construction, so the outcome would presumably be a vacant lot.**

**PRELIMINARY FINDINGS & CONCLUSION:**

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The Cultural Resources Office's consideration of Ordinance 64832 and the specific criteria for demolitions led to these preliminary findings.

- 1308 N. 7<sup>th</sup> Street is a High Merit building within the Sligo Iron Store Company Buildings National Register District
- The building is located within a Preservation Review District.
- The building is Sound under definition in Ordinance #64689.
- The building is located 3 blocks from the America's Center Convention Complex, and there is potential for its reuse.
- There is no proposed subsequent construction and the result of the demolition would be a vacant lot.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application to demolish 1308 N. 7<sup>th</sup> Street as it does not meet the criteria for demolition under the Preservation Review District ordinance.



**SUBJECT PROPERTY**

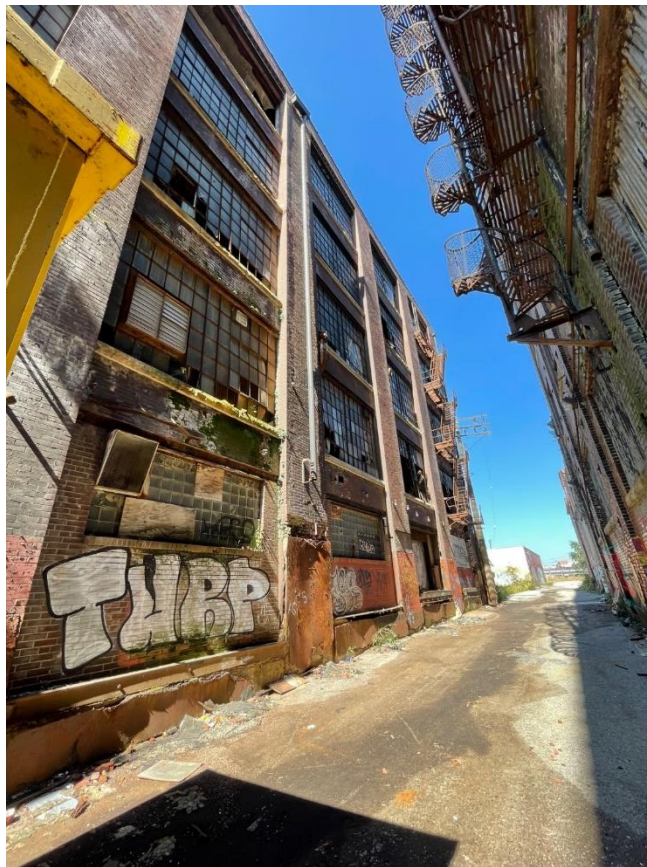


**VIEW FROM DOWNTOWN LOOKING NORTH – SOUTH ELEVATION OF SUBJECT PROPERTY ON LEFT**





**NORTH ELEVATION**



**EAST (ALLEY) ELEVATION**

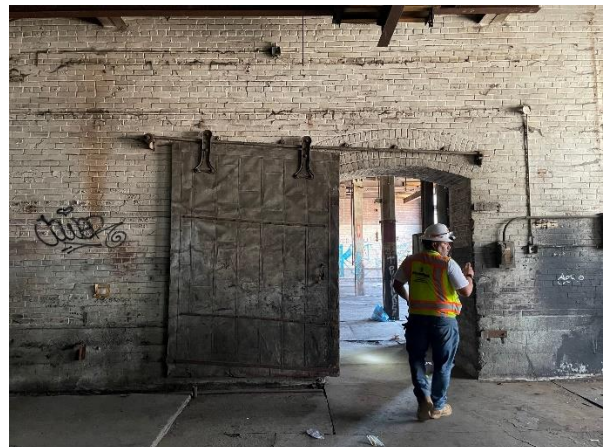




**EAST ELEVATION (ALLEY SIDE) DETAILS**



**FIRST FLOOR LOOKING TOWARD N. 7<sup>TH</sup> STREET**

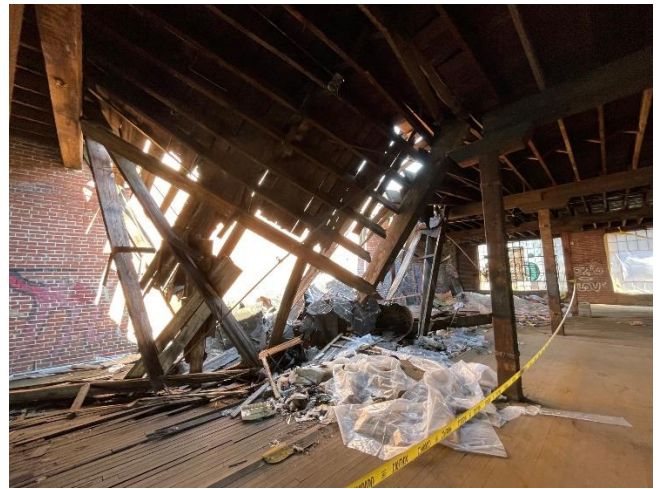
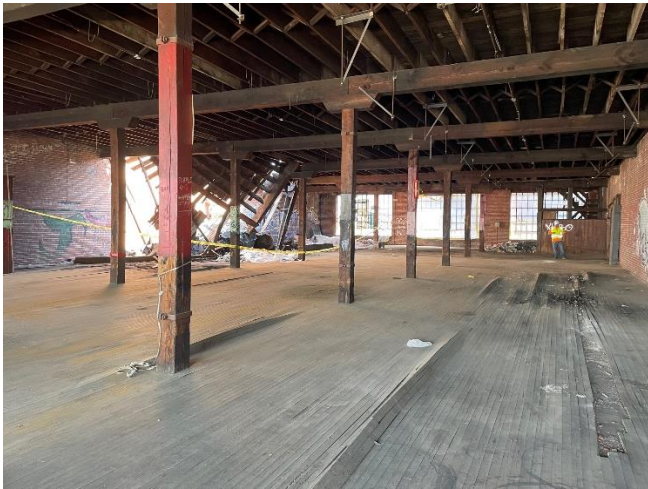


**INTERIOR DOOR**





**INTERIORS**



**AREA OF LOCALIZED ROOF DAMAGE**



**CONTEXT SOUTH DOWN N. 7<sup>TH</sup> STREET TOWARD DOWNTOWN**



**N. 7<sup>TH</sup> STREET LOOKING SOUTH FROM CORNER OF OUTER RD.**





**1400 N. 7<sup>th</sup> – CONTEXT NORTH**



**CONTEXT WEST ACROSS N. 7<sup>TH</sup> STREET**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**E.**

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DATE: October 23, 2023  
ADDRESS: 504 N. Newstead Avenue  
ITEM: Appeal of Director's Denial to install a 6' tall fence  
JURISDICTION: Central West End Certified Local Historic District  
NEIGHBORHOOD: Central West End  
WARD: 9  
OWNER: Joe Jackson  
APPLICANT: Bemberg Architecture; Max Bemberg  
STAFF: Bob Bettis



504 N. NEWSTEAD AVE.



**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial as the proposed fence does not comply with the Central West End Local Historic District Standards.



**THE PROJECT:**

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The project is located in the Central West End Certified Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over new fencing. The 1-story commercial building is currently unoccupied but is proposed to be used as a cafe. In September, staff received an application to construct a 6-foot tall fence composed of concrete block, metal wire and wood that would run along the two street-facing sides of the property. The existing chain-link fence on the north and east sides of the lot would remain in place.

CRO staff contacted the owner and explained that the proposed work was not compliant with the Central West End Local Historic District Standards in terms of placement and materials. The applicant and owner were given options to redesign the fence or to seek an exception to the standards. The owner has chosen to pursue the design as submitted. The Director denied the permit application and the owner has appealed. The matter is now being brought to the Preservation Board.

**RELEVANT LEGISLATION:**

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Excerpt from Ordinance #69423, Central West End Certified Local Historic District:

**IV. COMMERCIAL BUILDING DESIGN STANDARDS**

**Repairs and Rehabilitation in Historic Commercial Buildings**

**Site Work**

**A. Walls, Fences and Enclosures**

New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought-iron or evergreen or deciduous hedge when visible from the street, as is consistent with the existing dominant materials within the historic district.

**Partially complies. The proposed fence is a combination of wood, bamboo, concrete block, and metal cables. The first two materials, wood and bamboo, are permitted, but concrete block and metal cables are not and therefore would be not be compliant.**

Opaque fences or walls are permitted only along alleys or enclosing the side and/or rear yard of the primary structure. No opaque fence shall be erected in front of the primary

structure on the lot. An exception to this prohibition may occur at corner properties. Where the building abuts the sidewalk and outdoor café dining is permitted, a metal fence of simple design may be erected to enclose the dining area and separate it from pedestrian traffic. A minimum 48" clear accessible route is required for pedestrian traffic whether or not the dining area is enclosed.

**Does not comply. The proposed 6-foot high opaque fence would be situated in front of the primary structure and would not be compliant. Even though the code offers possible exceptions for corner properties, staff does not believe that this proposal merits an exception, as the design's opacity is the aesthetic choice of the property owner and there are a number of other more visually-permeable fencing options that would comply with the standards.**

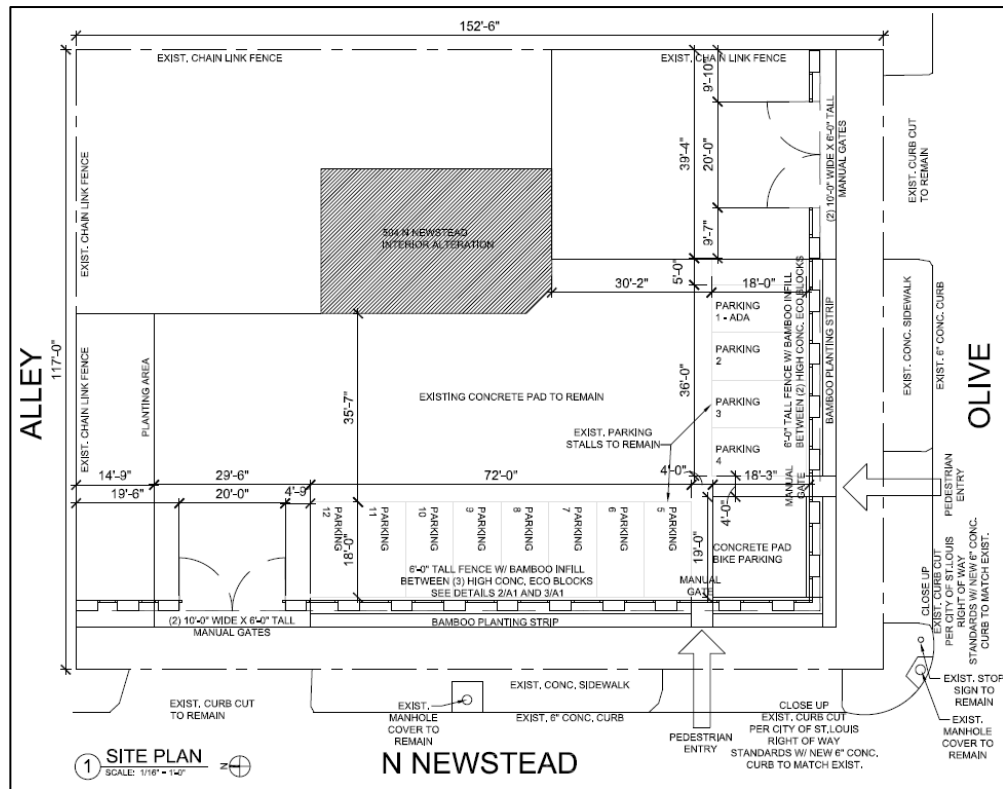
#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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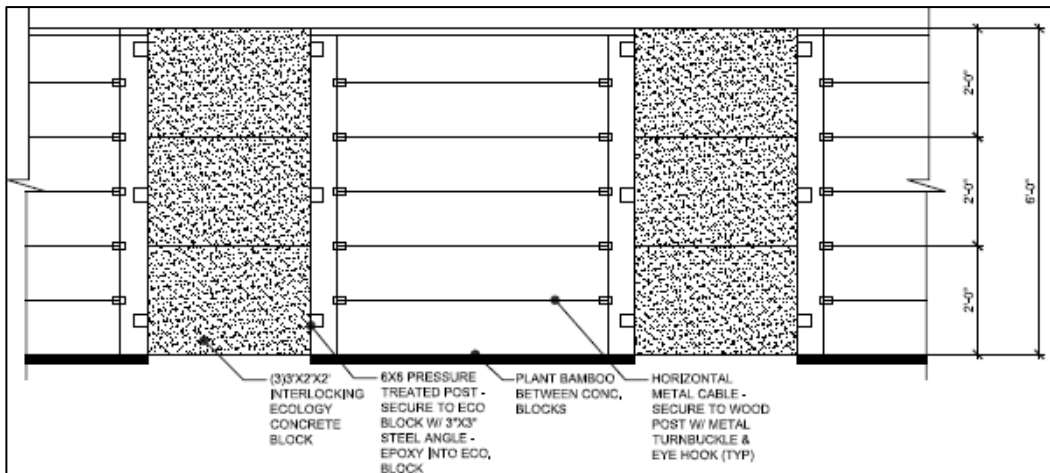
The Cultural Resources Office's consideration of the Central West End Certified Local Historic District standards and the specific criteria for fencing led to these preliminary findings:

- 504 N. Newstead Ave. is located in the Central West End Certified Local Historic District.
- The fence would incorporate concrete block and metal wires into its design, elements that do not comply with the Central West End Certified Local Historic District Standards
- The placement of the proposed fence - in front of the building - would not comply with the Central West End Certified Local Historic District Standards
- The Central West End Association Planning and Development Committee has not to date registered a formal comment on the project.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed fence does not comply with the Central West End Certified Local Historic District Standards.



PROPOSED SITE PLAN





PROPOSED RENDERING LOOKING NORTHEAST FROM N. NEWSTEAD AND OLIVE

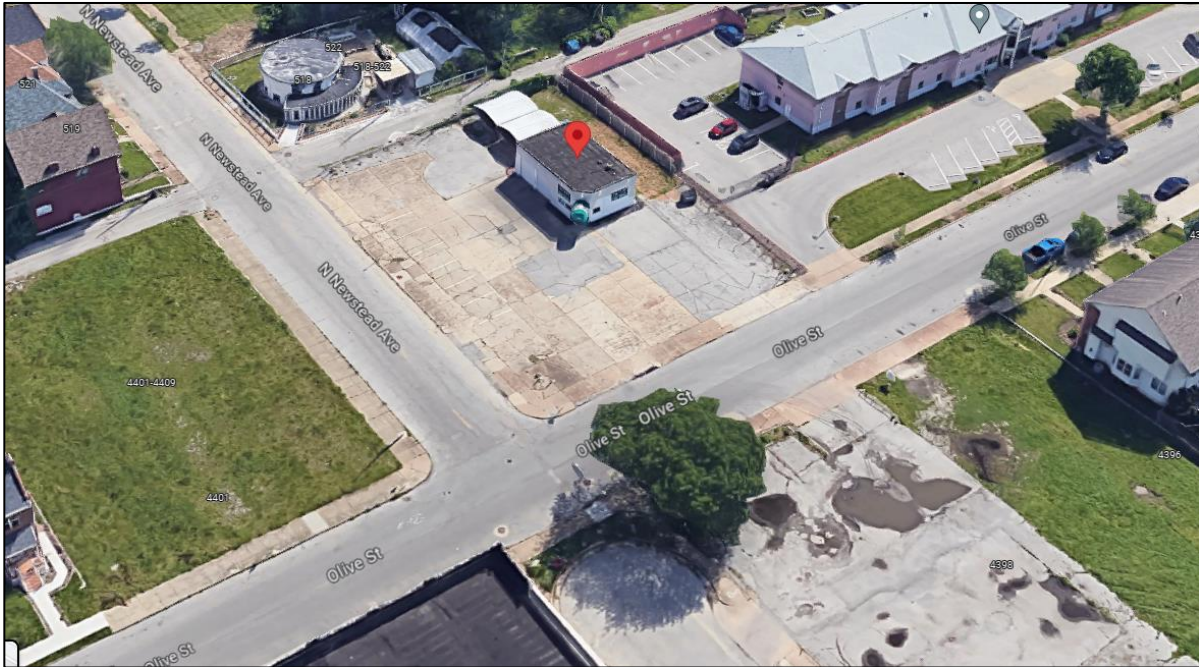


PROPOSED RENDERING LOOKING EAST FROM N. NEWSTEAD



PROPOSED RENDERING LOOKING NORTH FROM OLIVE





BIRD'S-EYE VIEW



**F.**

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DATE: October 23, 2023  
ADDRESS: 2719 Missouri Avenue  
ITEM: Appeal of Director's Denial to install a horizontal fence  
JURISDICTION: Benton Park Local Historic District  
NEIGHBORHOOD: Benton Park  
WARD: 8  
OWNER: Amelia Sipe & Robert Lein  
APPLICANT: Exterior Experience LLC/Jonathan Sipe  
STAFF: Andrea Gagen



**2719 MISSOURI AVENUE**



**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial as the horizontal fence does not comply with the Benton Park Local Historic District Standards.

## THE CURRENT WORK:

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The project is in the Benton Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over fencing. The Cultural Resources Office received a building permit application to install a 6-foot horizontal wood fence at the side and rear of the property to replace an existing vertical wood fence. Horizontal wood fences are not permitted under the Benton Park Local Historic District Standards. The Cultural Resources Office denied the permit application and the owner has appealed.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #67175, Benton Park Local Historic District:

### 403.2 High Fences

1. High fences are taller than 48" but less than 72" in height when measured from the ground. Comment: Fences higher than 72" are prohibited by City Building Codes.
2. High fences are restricted to the following locations:
  1. At or behind the building line of a Public Facade.
  2. Private or Semi-Public Facades.
3. High fences shall be one of the following types:
  1. Boards placed vertically, if the structure of the fences will not be visible from the Public Facade.
  2. Lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of posts and rails.
  3. Wrought or cast iron.
  4. Stone or brick pillars in combination with one of the above when based on a Model Example.
  5. A reconstructed fence based on a Model Example.

**Does not comply. The proposed fence has horizontal boards instead of vertical. No Model Example has been submitted for the fence design.**

## PRELIMINARY FINDINGS AND CONCLUSION:

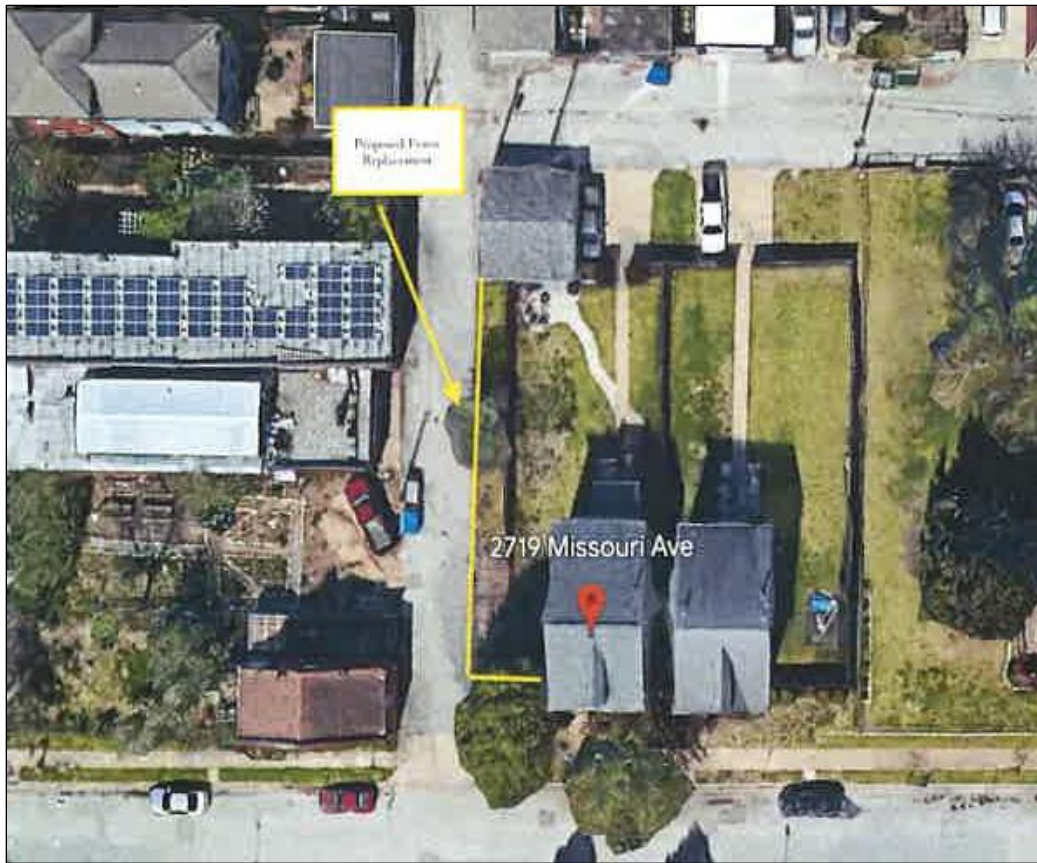
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The Cultural Resources Office's consideration of the Benton Park Local Historic District standards and the specific criteria for new appendages and privacy fences led to these preliminary findings:

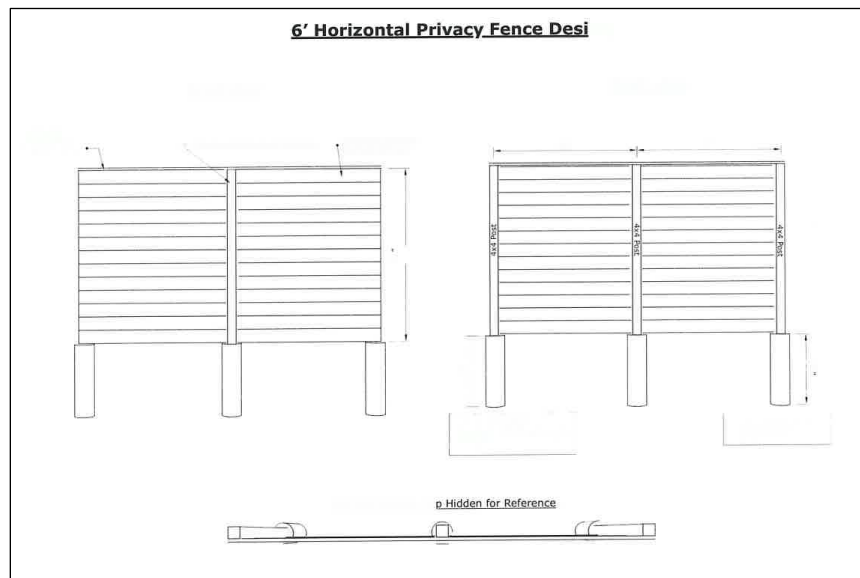
- 2719 Missouri Avenue is located in the Benton Park Local Historic District.
- The proposed horizontal wood privacy fence does not comply with the Benton Park Historic District Standards.
- The Benton Park Neighborhood Review Group has not formally commented on the project.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the fence as it does not comply with the Benton Park Local Historic District Standards.





SUBJECT PROPERTY LOOKING NORTHWEST FROM LYNCH STREET – AREA OF WORK NOTED



PROPOSED HORIZONTAL FENCE DESIGN





**EXISTING FENCE SOUTH OF BUILDING**



**EXISTING FENCING ALONG ALLEY**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**G.**

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DATE: October 23, 2023  
ADDRESS: 3000 Salena Street  
ITEM: Construct a 2-story side porch at a Public Facade  
JURISDICTION: Benton Park Local Historic District  
NEIGHBORHOOD: Benton Park  
WARD: 8  
OWNER: Molly Carney & Taylor Landesman  
APPLICANT: Nathan Dirnberger, Architect  
STAFF: Bob Bettis



**3000 SALENA STREET**

**RECOMMENDATION:**

That the Preservation Board uphold the denial to construct a 2-story enclosed side porch at a Public Facade, as it does not meet the Benton Park Local Historic District standards for new appendages to Public Facades.



## THE PROJECT:

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3000 Salena Street, a 2 1/2-story, single-family house, is within the boundaries of the Benton Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over the construction of new porches. The applicant is proposing to remove a 2-story open side porch on the north side of the building and construct a 2-story enclosed three-season room in its place. The current and proposed porch are situated in a recessed rear ell which directly faces Crittenden Street to the north. By the definition in the Benton Park Historic District Standards, this street-facing wall is considered a Public Façade, and the standards do not permit new appendages on Public Façades. The project proposes replacement of a current 2-story open porch at this location with an enclosed 2-story porch. As the project does not comply with the Benton Park standards, the permit was denied and the owner has appealed, The matter is now before the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #67175 Benton Park Local Historic District:

### ARTICLE 1: DEFINITIONS

#### 101.2 Appendages

Steps, stoops, porches attached or immediately adjacent to the primary building.

#### 101.17 Public, Semi-Public and Private Facades

##### 1. Public Facades

The following architectural elevation(s) of a building:

1. A Facade which faces a public street, including those sections of such elevation which are recessed; or
2. The section of a side elevation of a building which is set forward of an adjacent structure.

##### 2. Semi-Public Facades The following architectural elevation(s) of a building:

1. Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.
2. Rear elevation of a corner building which is visually dominant from a street.
3. The facade of a carriage or alley house which faces the alley.

##### 3. Private Facades

The architectural elevation(s) of a building which do not meet the criteria of a Public or Semi-Public Facade. Comment: A facade of a building which was once Private does not become Public, but instead Semi-Public, if it is exposed by demolition. If the classification of a facade is disputable between two classifications, the higher classification shall apply. Public is considered the highest, Semi-Public the second highest and Private the lowest.

#### 101.14 Model Example

*Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.*



1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
  1. Existing or once existing within:
    1. The Benton Park Historic District; or
    2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
  2. Offered to prove that:
    1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
    2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
  3. Of a comparable form, architectural style and use as:
    1. The building to receive the constructed or reconstructed element; or
    2. The building to be constructed.

**Staff and the applicant have looked for a potential Model Example that meets the scale and location on the building as the proposal but have not found one. Historically, enclosed porches were located at the rear of a building, or at sides not facing a public street. Staff found a photograph dating from 1931 of an enclosed modified 1-story porch on the building at the subject location, but not a 2-story porch as proposed by the appellant. Evidence from Sanborn maps shows that the original porch at this location was a small, open 1-story design.**

## **206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES**

Comment: Only a few materials were historically used in the Benton Park Historic District in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to the individual character of a building. Low decks were historically rare. However, they have become an integral part of modern urban living.

206.2 New Appendages to Public Facades are prohibited.

**Does not comply. The proposed new porch would be located on a Public Façade. However, it should be noted that the applicants have worked with CRO staff and the neighborhood review committee to produce a design that is complementary to the building and the streetscape. Though not technically compliant with the standards, the revised design would otherwise be appropriate in scale, materials and detail.**

## **PRELIMINARY FINDINGS & CONCLUSION:**

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The Cultural Resources Office's consideration of the Benton Park Local Historic District Standards and specific criteria for porches/appendages led to these preliminary findings:

- 3000 Salena is located in the Benton Park Neighborhood Local Historic District.
- The proposed 2-story side porch would be on a Public Façade
- No Model Example for the specific design and scale of the proposed side porch has been located as required by the Benton Park Local Historic District Standards.

- The proposed design is complementary to the building.
- The Benton Park Neighborhood Association Building Review Committee has not provided comment on the project.

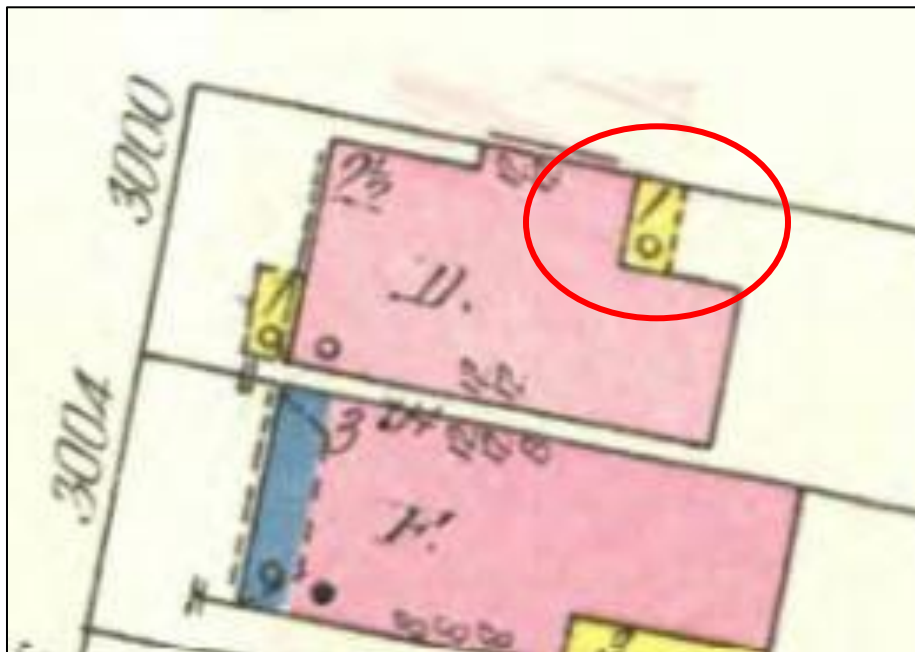
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial to construct a 2-story enclosed side porch to a Public Facade, as it does not meet the Benton Park Local Historic District Standards.



**VIEW OF CURRENT CONDITION (VIEW FROM CRITTENDEN STREET)**



CURRENT PORCH



ORIGINAL PORCH – 1909 SANBORN FIRE INSURANCE MAP

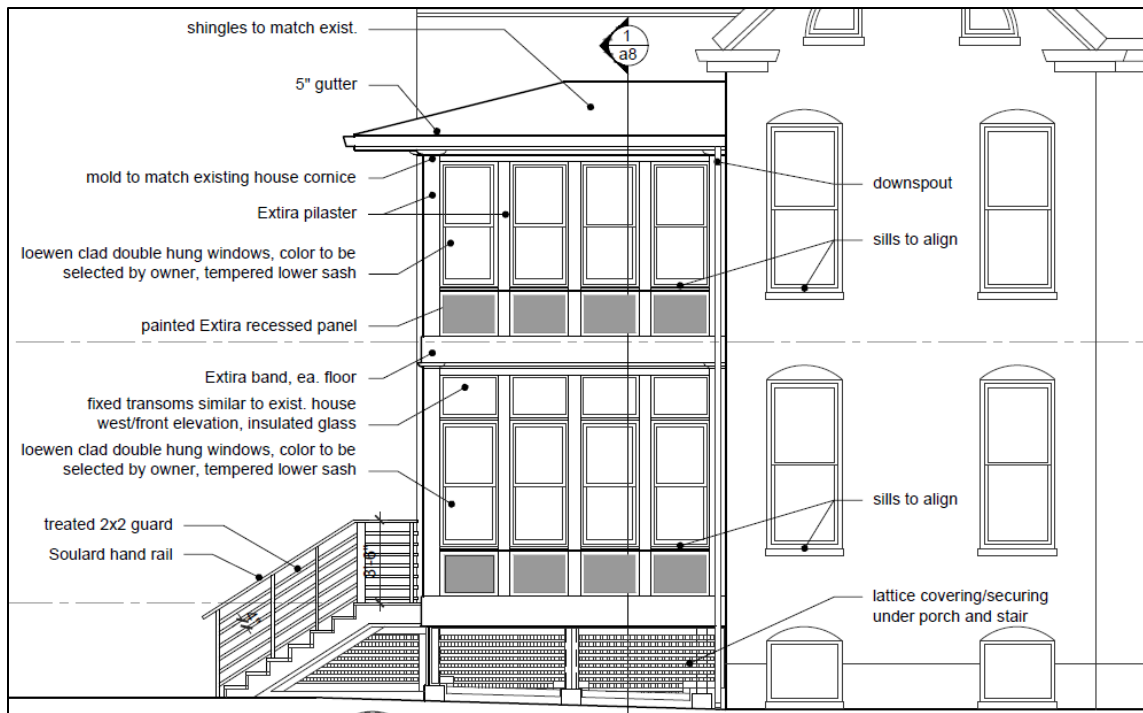




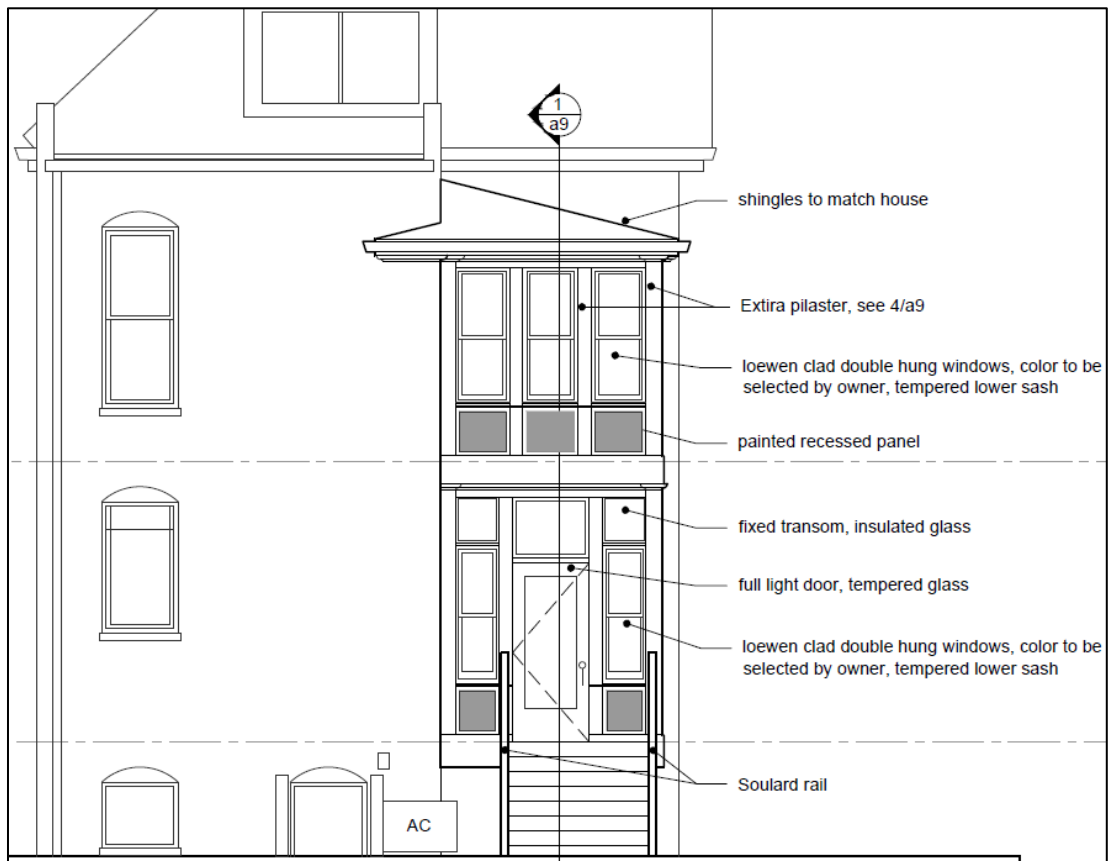
**VIEW OF BUILDING FROM 1931 – LEMEN COLLECTION STREETS AND SEWER COLLECTION**



**LOOKING SOUTHEAST FROM CRITTENDEN & SALENA**



**PROPOSED NORTH ELEVATION**



**PROPOSED EAST ELEVATION**